



David B. Cohen  
Mayor

## CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development

Michael J. Kruse, Director


Telephone  
(617)-796-1120

Telefax  
(617) 796-1142

E-mail  
mkruse@ci.newton.ma.us

Public Hearing Date:	April 15, 2008
Land Use Action Date:	June 3, 2008
Board of Aldermen Action Date:	June 16, 2008
90-Day Expiration Date:	July 14, 2008

TO: Board of Aldermen

FROM: Michael Kruse, Director of Planning and Development  
Candace Havens, Chief Planner  
Alexandra Ananth, Planner 

DATE: April 11, 2008

SUBJECT: Petition #108-08 SSG DEVELOPMENT, LLC/ADELE M. BEGGS, TRUSTEE OF BILL MITCHELL FAMILY TRUST for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct a four-story self-storage facility containing more than 20,000 square feet with an FAR greater than 1.0 including a change of grade in excess of three feet on a lot located at 0 LEXINGTON STREET, Ward 4, on land known as Sec 41, Blk 35, Lot 1, containing approximately 14,242 square feet of land in a district zoned BUSINESS 2. *NOTE: the remaining 49,242 square feet is located in the City of Waltham, which will hold a public hearing Tuesday, April 29, 2008.*

CC: Mayor David B. Cohen

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The purpose of this memorandum is to provide the Board of Aldermen and the public with technical information and planning analysis, which may be useful in the special permit decision-making process of the Board of Aldermen. The Planning Department's intention is to provide a balanced view of the issues with the information it has at the time of the public hearing. There may be other information presented at or after the public hearing that the Land Use Committee of the Board of Aldermen will consider in its discussion at a subsequent Working Session.

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## **EXECUTIVE SUMMARY**

The petitioner seeks to construct a four-story self-storage facility on a site located on the Newton/Waltham border where Lexington and Moody Streets meet. The site is in a Business 2 District and includes 63,414 square feet of which 15,409 square feet are in Newton and 49,172 square feet are in Waltham. There are existing used car sales and auto repair businesses on the site that are currently governed by Board Order #28-79. The petitioner proposes to raze the buildings, eliminate the uses, and replace them with a new facility of 115,775 square feet of gross floor area with 24,401 in Newton. The petitioner is seeking relief in the City of Newton for building size, FAR, number of stories, building height, and a grade of more than three feet. ***This memorandum discusses relief relative to the City of Newton only. The project is scheduled to appear before the Waltham Zoning Board of Appeals on April 29, 2008.***

The site appears appropriate for the proposed storage facility, as it is an allowed use within a Business 2 District. Although the proposed building is quite large, it represents a decrease in the intensity of the use of the site and appears to be a good transitional use from a commercial area to a residential district. The Planning Department has no concerns regarding the number of vehicular trips or noise generated as a result of the proposed use. Access to the site appears appropriate and the petitioner will comply with parking requirements. The redevelopment of this site also will allow for the environmental cleanup of the lot.

The Planning Department does have some concerns with the mass and scale of the proposed building and recommends the petitioner reduce the height of the proposed structure to three stories to be more in keeping with the height of structures in the immediate surroundings.

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### **I. SIGNIFICANT ISSUES FOR CONSIDERATION**

In reviewing this petition, the Board of Alderman should consider whether:

- the use as developed and operated will adversely affect the neighborhood;
- proposed grade changes will have an adverse effect on abutting properties;
- the proposed mass and scale of the proposed building (gross floor area, FAR, height, and number of stories) will have a negative impact on the surrounding neighborhood; and
- the proposed building's design, construction, maintenance or long-term operation will contribute significantly to the efficient use and conservation of natural resources and energy.

## II. CHARACTERISTICS OF THE SITE AND NEIGHBORHOOD

### A. Background

The lot was created in 1931 and is located partially in Newton, but is primarily in the City of Waltham. Board Order #28-79 permits the used car sales and auto repair business presently operating on the site.

According to a Phase II Subsurface Investigation Report prepared for the petitioner by LFR Environmental Management and Consulting Engineering, dated November 29, 2007, there were two underground storage tanks located on the property (since removed) as well as petroleum affected soils and potential effects from the former Woerd Avenue and Rumford Avenue landfill which reportedly extends onto the western portion of the site. The objective of the Phase II Report was to evaluate the nature and extent of these affects. It appears that limited areas of petroleum soil were encountered and the petitioner will need to bring the issue to closure either through additional sampling or through focused removals of soils.

### B. Site Characteristics

The site address is 945 Moody Street in Waltham and is accessed off of Lexington Street in Newton. The site contains 64,579 square feet of which 15,409 square feet are located in the City of Newton. Today there is a one-story concrete block building of approximately 10,458 square feet located almost wholly on the Waltham portion of the site. Immediately south of the building is a paved area for customer parking and display of cars for sale. Behind the building is a large gravel and dirt parking area used for parking, storage of vehicles, and employee parking. Just east of the building is another parking area used for the storage of rental vehicles. The site has a gentle slope from a high point at the 84 ft. elevation at the northeast corner down to 75 ft. at the southwest corner. A chain link fence with barbed wire on top surrounds much of the site and varies in height from six to eight feet. There also is a six-foot high stockade fence that runs along the front portion of the southern side, separating the site from a residence.





*Photos of the site showing existing auto dealership and repair business*

- C. Neighborhood and Zoning. The Newton portion of the site is zoned Business 2 and the Waltham portion is zoned for commercial uses. The area around the site in the City of Newton is predominantly zoned Single Residence 3 and can be characterized as a mix on one- and two-family residences. The nearest abutter is a two-family residence at 15 Lexington Street, immediately to the south. Abutters on the Waltham side include a city park (Koutoujian Playground) to the north. The former incinerator and landfills at Woerd and Rumford Avenues are located just west of the site. Most of the surrounding residences are older two-story dwellings. 130 Rumford Avenue, which contains two-story and three-story commercial office buildings currently under construction, is in the immediate vicinity.

### III. PROJECT DESCRIPTION AND ANALYSIS

- A. Land Use. The petitioner is proposing to replace a used auto sales and repair business (allowed by special permit) with a self-storage facility, which is allowed as-of-right in a Business 2 District. The proposed use should be less intensive than the existing use and the Planning Department has no concerns regarding the generation of vehicular trips or noise associated with the business; self-storage facilities have among the lowest trip generation rates of all the uses permitted in a business district.

The proposed hours of operation are: Weekdays from 7:00 a.m. to 7:00 p.m., Saturdays from 8:00 a.m. to 6:00 p.m., and Sundays from 9:00 a.m. 5:00 p.m. Saturday mornings are expected to be the busiest times at this facility. Access to the site will be limited with electronic keycards and computers will monitor access and alert staff when lessees enter and exit the site. The building will be fully monitored by security cameras and staffed with two to three employees at a time.

Buildings and Site Design. The building is approximately 133 feet wide and 222 long and set back approximately 28 feet from the front lot line in Newton. It is generally a rectangular box shape with a square "tower" element located at the northeast corner by the entrance. This "tower" helps to break up the relatively flat façade of the building and adds some visual interest. Pre-finished metal panels also

help break up the façade of the concrete block walls sheltered with a standing seam metal roof. There is a metal canopy over the northeast corner of the building, which is punctuated with glass doors and windows. There are windows on the first and third stories along the north, south and east sides of the building and none on the rear. Although the building is proposed as four stories and 47 feet tall, the fourth floor is set back an additional ten feet from the story below along the Lexington/Moody Street façade bringing the fourth story setback to approximately 38 feet from the front lot line. The fourth story is also set back ten feet for approximately 1/3 of the length of the south side, providing some relief to the immediate abutting residence to the south.

Efforts have been made to reduce the apparent height of the building from the street view by stepping back the fourth story ten feet along the front and a portion of the side, yet a three-story structure would be more in keeping with the neighborhood. An office building currently under construction at 130 Rumford Avenue nearby, is more appropriately scaled at three stories and 36 feet in height even though it is set back over 300 feet from the front lot line.

The petitioner is proposing to alter the grade along the south and rear side of the building up to a maximum of seven feet. However, the grade will not be altered significantly at the lot line and should have no impact on immediate abutting land.

A concrete pad for a transformer lies within the ten feet of the front setback along Lexington Street. For the protection of the transformer and appearance of the site, the petitioner should relocate it outside of the front setback and away from the street with proper landscape screening.

Inside the building, there is an office with a modest merchandising area, employee break room, as well as two elevators and two sets of stairs. Storage units range in size from 5x5 to 10x30 feet.

- B. Parking and Circulation. Parking and circulation around the site appear to be appropriately designed and the Planning Department has no concerns regarding the number of vehicular trips generated as a result of the proposed use. Since vehicular access and all parking are located on the Waltham portion of the property, the dimensional requirements of Newton's Zoning Ordinance do not apply. Nonetheless, the proposed use meets Newton's standards of 11 stalls including employee parking; plans indicate 14 stalls will be provided on-site, including one HC stall.

There also is a dedicated loading space for customers. The petitioner noted that the parking and loading area is designed to prevent access to larger trucks. As such, the building operator will seek to lease two or three small panel or box trucks to be kept on-site for customer use. They will be available to customers as both an amenity and also to prevent them from leasing over-sized vehicles elsewhere. These vehicles should be located so as not interfere with parking and circulation for customers and emergency vehicles and must be indicated on plans.

- C. Screening, Lighting, and Signage. The petitioner is proposing dense screening along the front and southern side of the site and complements the building. No lighting is proposed on the portion of the site in the City of Newton; lighting in the parking area appears to be adequate. The petitioner proposes a freestanding pylon sign of approximately 42 square feet on the Waltham portion of the site.

#### IV. COMPREHENSIVE PLAN

Maintaining the City's business tax base is an important aspect of the *Newton Comprehensive Plan*. The proposed use will maintain the business use of the site while having a low impact on the surrounding residential neighborhood. Furthermore, the redevelopment of this site will allow for the environmental cleanup of the site.

#### V. TECHNICAL REVIEW

- A. Technical Considerations, Sec. 30-15. A special permit is required to allow the proposed number of stories, building height and FAR as shown in the table of dimensional controls in attached Zoning Review Memorandum dated March 3, 2008 (*SEE ATTACHMENT "A"*).

- B. Parking Requirements (Section 30-19). As noted earlier, the City of Newton requires 11 parking stalls; submitted plans indicate 14 stalls will be provided on-site, including one HC stall.

- C. Energy Efficiency. In cases involving construction of buildings and/or structures of 20,000 or more square feet in gross floor area, Newton's Zoning Ordinance now requires that ***"the site planning, building design, construction, maintenance or long-term operation of the premises will contribute significantly to the efficient use and conservation of natural resources and energy."***

The petitioner submitted a statement from environmental consultant, Andrew Graves (*SEE ATTACHMENT "D"*), citing 15 features of the building that support this goal including its orientation, light roof color, glazing and insulation to reduce heating and cooling demands. Native plants, fluorescent lights, and motion sensors also are included in plans. There are no new demands on infrastructure and impervious surfaces are reduced, when compared to the existing situation. While valuable contributions to the energy goals that collectively offer positive efficiencies, none of the features are extraordinary. The petitioner should consider additional ways to address and/or measure the efficiencies created. The Land Use Committee may wish to consider what constitutes a significant contribution to this effort.

- D. Other Reviews

1. Engineering. The Associate City Engineer reviewed the proposed plans and has offered a number of comments in his attached memorandum dated March 19, 2008 (*SEE ATTACHMENT "B"*). All additional information requested must be submitted well in advance of any scheduled working session in order to allow adequate time for additional staff review.

2. Fire Department. Assistant Chief Proia reviewed the plans and has deferred to the City of Waltham Fire Department for plan review relative to Fire Prevention matters during the building permit process, since the majority of the building is located in the City of Waltham. (*SEE ATTACHMENT "C"*)

VI. SUMMARY OF ZONING RELIEFS SOUGHT

Based on the zoning review dated March 3, 2008, the petitioner is seeking relief from or approval through:

- Section 30-5(b)(4) to alter the existing contours of the land by more than three (3) feet;
- Section 30-11(k) for a special permit for building size in a Business 2 District;
- Section 30-15, Table 3, for a building with a gross floor area in excess of 20,000 square feet;
- Section 30-15, Table 3, for an FAR of 1.71;
- Section 30-15, Table 3, for a four-story building;
- Section 30-15, Table 3, for a building height of 47 feet;
- Section 30-23 for proposed site plan; and
- Section 30-24 for a special permit and related waivers.

VII. SUMMARY OF PETITIONER RESPONSIBILITIES

At the public hearing the petitioner should plan to respond to all issues raised in this memorandum by the Planning and Development Department. In particular, the petitioner should:

- submit further information regarding the proposed environmental cleanup of site;
- explain its reasoning for the proposed height of the building;
- elaborate on contributions to the efficient use of natural resources and energy;
- identify a new location for the transformer pad outside of the front setback with appropriate landscape screening;
- identify where rental vehicles will be parked to ensure adequate parking and circulation for customers and emergency vehicles.

**ATTACHMENTS:**

*ATTACHMENT A: Zoning Review Memorandum, March 3, 2008*

*ATTACHMENT B: Associate City Engineer Memorandum, March 19, 2008*

*ATTACHMENT C: Fire Department Memorandum, March 24, 2008*

*ATTACHMENT D: Letter from Andrew Graves, LEED AP, BL Companies, undated*

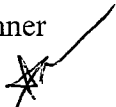
*ATTACHMENT E: Land Use Map*

*ATTACHMENT F: Zoning Map*

## ***Zoning Review Memorandum***

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To: Stephen J. Buchbinder, Esquire

From: Candace Havens, Chief Planner  
Alexandra Ananth, Planner 

Date: March 3, 2008

Cc: John Lojek, Commissioner of Inspectional Services  
Michael Kruse, Director of Planning and Development  
Ouida Young, Associate City Solicitor

Re: Proposed Self-Storage Facility on Lexington Street/Moody Street at  
Newton/Waltham Line

**Applicant: SSG Development, LLC**

<b>Site:</b> Lexington Street/Moody Street at Newton/Waltham Line  <b>Zoning:</b> Business 2  <b>Current use:</b> Auto sales and repair	<b>SBL:</b> Section 41, Block 35, Lot 01  <b>Lot Area:</b> 14,242 sq. ft. (additional 49,172 sq. ft. in Waltham)  <b>Prop. use:</b> Self-storage facility
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The following review is based on statements and plans prepared and submitted to the Planning Department by the applicant and their agent.

**Background:**

According to the applicant the lot was created in 1931 and is located in a Business 2 District. The property is located partially in Newton and partially in Waltham. The Waltham portion is located in a Commercial District. Board Orders #28-79 and #29-79 granted permissive use to allow for the existing used auto sales and auto repair business use presently operating on-site. The current applicant is proposing to use the site as a self-storage facility, permitted as of right in a Business 2 District pursuant to 30-11(e). The proposed facility will have 115,775 sq. ft. of gross floor area of which 24,401 sq. ft. will be in Newton. The project will need approvals from both the Cities of Newton and Waltham. This zoning review memorandum discusses waivers relative to Newton only.

**A. Dimensional Controls including Parking and Loading Requirements**

The table below depicts how the project compares with the requirements of Section 30-15 Table 3, of the Zoning Ordinance:



It appears the applicant is proposing to convey 1,165 sq. ft. to the abutter at 15 Lexington Street, Newton. It is the applicant's responsibility to ensure that this does not create any new nonconformities.

In addition, the applicant will be responsible for compliance with all applicable Newton Ordinances including but not limited to Light Trespass, Tree Removal, and Fencing.

**B. Summary of Zoning Relief Needed**

The applicant will need to seek relief from or approvals through the following sections of the Newton Zoning Ordinances:

- *Section 30-5(b)(4) – for approval to alter the existing contours of the land by more than three (3) feet;*
- *Section 30-11(k) – for approval of a special permit for building size in a Business District;*
- *Section 30-15, Table 3 - for approval of a building with a gross floor area in excess of 20,000 sq. ft.;*
- *Sections 30-15, Table 3 - for approval of the proposed FAR of 1.71;*
- *Section 30-15, Table 3 - for approval of the proposed four story building;*
- *Section 30-15, Table 3 - for approval of the proposed building height of 47 ft.;*
- *Section 30-23 – for approval of site plan; and*
- *Section 30-24 – for a special permit approving proposed project and related waivers.*

As the project proposes more than 20,000 sq. ft. of gross floor area, in accordance with Section 30-24(g) the applicant will need to submit evidence that the site planning, building design, construction, maintenance and long term operation of the premises will contribute significantly to the efficient use and conservation of natural resources and energy. Finally, in accordance with Section 30-24(b) a massing model should be submitted with the application.

An electronic copy of plans should be submitted to the Planning Department at the time of filing.

**Plans and Materials Reviewed:**

- Set of plans titled "Request for Zoning Review for a Proposed Self Storage Building, 945 Moody Street, Waltham/Lexington Street, Newton Ma." Prepared by BL Companies, 355 Research Parkway, Meriden, CT, consisting of 26 Sheets, dated February 14, 2008, all stamped and signed by Raymond B. Gradwell, Professional Engineer, except as noted below including:
  - Cover Sheet

- Sheets A1.01-A1.03 - Floor Plans, stamped and signed by David George Ball, Registered Architect
  - Sheets A2.01-A2.02 - Exterior Elevations, stamped and signed by David George Ball, Registered Architect
  - Sheets AP-1 and AP-2 - Abutters Plans
  - Sheet AP-3 - Area Plan of Land
  - Sheet 10 - Existing Conditions Plan, Prepared by Bennett Engineering, Sagamore Beach, MA, dated 10/18/07 not stamped or signed
  - Sheet DM-1 - Demolition Plan
  - Sheet SP-1 - Site Plan
  - AG-1 - Average Grade Plan
  - GD-1 - Grading and Drainage Plan
  - SU-1 - Site Utility Plan
  - EC-1 - EC-2 - Erosion Control Plans
  - LL-1 - LL-2 - Landscape Plans
  - LP-1 - Lighting Plan
  - GN-1 - General Notes
  - DN-1 - DN-5 - Detail Sheets
- Plan titled Earthwork Analysis, EW-1, dated 2/25/08, prepared by BL Companies, 355 Research Parkway, Meriden, CT, not stamped or signed
  - Memorandum from applicant's attorney Stephen J. Buchbinder, dated January 18, 2008, attached to a Zoning Review Application and Submittal Checklist
  - Memorandum from applicant's attorney Stephen J. Buchbinder, dated February 27, 2008 detailing parking requirements
  - Board Orders #28-78, and #29-78, both dated February 6, 1978 granting permissive use to Sun Auto Rental Co., Inc. for a used auto sales and auto repair business at 945 Moody Street, Waltham.

CITY OF NEWTON  
ENGINEERING DIVISION

MEMORANDUM

To: Alderman George Mansfield, Land Use Committee Chairman

From: John Daghljan, Associate City Engineer

Re: Special Permit – Self Storage – 945 Moody Street (Inter-municipal- Filing)

Date: March 19, 2008

CC: Lou Taverna, PE City Engineer (via email)  
Candice Havens, Chief Planner (via email)  
Linda Finucane, Associate City Clerk (via email)  
Jean Fulkerson, Planner (via email)

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In reference to the above site, I have the following comments for a plan entitled:

*Proposed Self Storage Building  
945 Moody Street  
Newton, MA  
Prepared by: BL Companies  
Dated: February 14, 2008*

Drainage:

1. An on site soil evaluation needs to be performed to obtain the seasonal high groundwater elevation, percolation rate in accordance to Title V. The proposed drainage system shall be within (20') of the test pit. The proposed drainage system should be 2' above the seasonal high groundwater elevation.
2. A drainage analysis needs to be performed based on the City of Newton's 100-year storm event of 7-inches over a 24-hour period. All runoff from impervious areas need to be infiltrated on site.
3. The overflow pipe cannot be connected to a catch basin; it must be connected to a drain manhole.
4. When a connection to the City's drainage system is proposed, prior to approval of this permit a Closed Circuit Television (CCTV) inspection shall be performed and

witnessed by the Engineering Division, the applicant shall retain a contractor that specializes in CCTV inspection. The applicant shall contact the Engineering Division 48 hours in advance to schedule an appointment. At the end of the inspection the video or CD shall be given to the inspector. Furthermore, upon completion of the connection to the drainage system a Post – Construction video inspection shall also take place and witnessed as described above.

5. A hydraulic capacity of the downstream drainage system needs to be evaluated and submitted to the Engineering Division to determine any impact to the municipal drainage system.
6. The proposed 24” perforated pipe needs to specify “double washed crushed stone”, thickness of the stone around and beneath the pipe. The elevation of the bottom of the stone, bottom of the pipe and depth to groundwater table need to be labeled. A detail is needed with filter fabric - 3” layer of peastone on top of the system, and then covered over with filter fabric.
7. An Operations and Maintenance (O&M) plan for Stormwater Management Facilities needs to be drafted and adopted by applicant, incorporated into the deed; and recorded at the Middlesex Registry of Deeds. A copy of the recording instrument shall be submitted to the Engineering Division.
8. It is imperative to note that the ownership, operation, and maintenance of the proposed drainage system and all appurtenances including but not limited to the drywells, catch basins, and pipes are the sole responsibility of the applicant/owner.

Environmental:

1. Has a 21E investigation & report been performed on the site, if so copies of the report should be submitted to the Newton Board of Health and the Engineering Division.
2. Are there any existing underground oil or fuel tanks, are they to be removed, if they have been, documentation should be submitted to the Newton Fire Department, and Newton Board of Health.
3. Are there any on site monitoring wells that need to be preserved?

Water:

- Fire flow testing is required for the proposed fire suppression system. The applicant must coordinate this test with both the Newton Fire Department and the Utilities Division; representatives of each department shall witness the testing, test results shall be submitted in a write report. Hydraulic calculation shall be submitted to the Newton Fire Department for approval.

Sewer:

1. A detailed profile is needed which shows the existing water main, proposed water service(s), sewer main and proposed sewer service(s) with the slopes and inverts labeled to ensure that there are no conflicts between the sewer services and the water service. The minimum slope for a service is 2.0%, with a maximum of 10%. Pipe material shall be 6" diameter SDR 35 PVC pipe within 10' of the dwelling then 4" pipe per Massachusetts State Plumbing Code. In order to verify the slopes and inverts of the proposed service connection, two manholes of the existing sanitary sewer system needs to be identified on the plan with rim & invert elevations. The crown of the service connection & the sewer main need to match.
2. The City does not allow sewer saddles for its connections, this needs to be replaced by a tee wye & Fernco® couplings, and stainless steel bands.
3. Prior to demolition of the existing building, the existing water & sewer services to the building shall be cut and capped at the main and be completely removed from the site and properly back filled. The Engineering Division must inspect this work; failure to having this work inspected my result in the delay of issuance of the Utility Connection Permit.
4. Use City of Newton Details in lieu of the details submitted.
5. All utility trenches with the right of way shall be backfilled with Control Density Fill (CDF) excavatable Type I E; detail is available in the City of Newton Construction Standards Detail Book.
6. As Lexington Street has been reconstructed within the last 5-years, the utility trenches and roadway will have to be milled 25' on both sides of the utility trenches from curb line to curb line; then paved with 1-1/2" of Type I-1 Bituminous Concrete.

General:

1. All new concrete work within the City right of way must have 2 lbs. Lamp Black (emulsified) per cubic yard of concrete, 7% air entrainment for 4,000 psi concrete.
2. All tree removal shall comply with the City's Tree Ordinance.
3. Due to the total square footage of the building, a scale-massing model is needed.
4. The contractor is responsible for contacting the Engineering Division and scheduling an appointment 48 hours prior to the date when the utilities will be made available for an inspection of water services, sewer service, and drainage system installation. The utility in question shall be fully exposed for the inspector to view; backfilling shall only take place when the City's Inspector has given their approval. *This note should be incorporated onto the plans*
5. The applicant will have to apply for Street Opening, Sidewalk Crossing, and Utilities Connecting permits with the Department of Public Works prior to any construction. *This note must be incorporated onto the site plan.*
6. The applicant will have to apply for a Building Permits with the Department of Inspectional Service prior to any construction.
7. Prior to Occupancy permit being issued, an As-Built Plan shall be submitted to the Engineering Division in both digital format and in hard copy. The plan should show all utilities and final grades, any easements and final grading. *This note must be incorporated onto the site plan.*
8. If a Certificate of Occupancy is requested prior to all site work being completed, the applicant will be required to post a Certified Bank Check in the amount to cover the remaining work. The City Engineer shall determine the value of the uncompleted work. *This note must be incorporated onto the site plan.*

If you have any questions or concerns please feel free to contact me @ 617-796-1023.



## CITY OF NEWTON, MASSACHUSETTS

### FIRE DEPARTMENT HEADQUARTERS

1164 Centre Street, Newton Center, MA 02459-1584  
Chief: (617) 796-2210 Fire Prevention: (617) 796-2230  
FAX: (617) 796-2211 EMERGENCY: 911

ATTACHMENT C



David B. Cohen  
Mayor

Joseph E. LaCroix  
Chief

Alderman George Mansfield  
Land Use Committee  
Newton City Hall  
1000 Commonwealth Avenue  
Newton Centre, Ma 02459

March 24, 2008

Re: 0 Lexington Street

Dear Mr. Mansfield,

We have reviewed the site plans for the proposed storage facility at 0 Lexington Street. This is to advise you that we have approved the site plan for fire department accessibility and water. Because the majority of the building is located in the City of Waltham, the Waltham Fire Department will be reviewing the plans relative to Fire Prevention matters during the building permit process.

Sincerely,

A handwritten signature in black ink, appearing to read "A/C + BR", written over a horizontal line.

Bruce A. Proia  
Assistant Chief of Operations

Cc: Steve Buchbinder, LLP  
Deputy Chief Michael Castro , Fire Prevention  
Candace Havens, Planning and Development



Ms. Candace Havens  
Chief Planner  
Department of Planning and Development  
Newton City Hall  
Newton, MA 02459

RE: Natural Resources and Energy Conservation / Self Storage Building / Lexington Street, Newton and 945 Moody Street, Waltham

The built environment has a profound impact on our natural environment, economy, health and productivity. Air and water pollution, VOC emission, and the use of hazardous chemicals have accelerated global warming and ozone depletion. Natural resources are not limitless and they need to be protected

It is vital that we transform the way that buildings are designed, built and operated. The buildings need to be environmentally and socially responsible and should be able to create a healthy and clean environment that can improve the quality of life for communities.

The proposed project will utilize the following development and construction practices to contribute significantly to the efficient use and conservation of natural resources and energy:

1. The long axis of the building extends from the east to west, which allows the broad side of the building to face the south. Although glazing is limited along the south façade, the building orientation still helps to reduce both the heating and cooling loads.
2. Exterior light fixtures are full cut off fixtures that limit light trespass onto adjacent properties. Exterior fixtures are also dark sky compliant which helps to reduce night sky light pollution.
3. The existing site was fully developed. Construction of the proposed project will reduce impervious coverage from its currently developed condition.



4. The proposed facility is in an area with a fully developed infrastructure so the project does not create the necessity to develop and maintain new utility or traffic infrastructure.
5. The site proposed for development does not contain farmland, wetlands, important species habitat, or parkland. As a result it does not negatively impact local ecological or cultural resources.
6. Porous pavement is being used in an area at the north of the site to increase ground water recharge.
7. Generous amounts of vegetation and landscaping for a suburban/urban site are being used to help to provide some filtration for storm water, provide shade and increase the quality of the microclimate around the building.
8. Light colored roofing is being utilized to reduce summer solar heat gain. Light colored roofs reflect solar radiation rather absorbing it, keeping both the roof and the building interior cooler. Keeping our building and site cooler helps to reduce our contribution to the heat island effect, which is the tendency of dense suburban and urban environments to overheat in the summer due to heat absorption by pavement and buildings.
9. Drought resistant native plants are being utilized to minimize the need for a site irrigation system.
10. Water efficient plumbing fixtures are being utilized to reduce potable water consumption.
11. All interior light fixtures are fluorescent with electronic ballasts. Occupancy sensors control the majority of the interior light fixtures so only the portions of the building that are occupied will be illuminated.
12. The building envelope R-values including exterior walls, doors, storefront glazing, roof assembly and perimeter foundation insulation will exceed the minimum requirements of ASHRAE 90.1
13. Efficiency requirements for the heating and cooling equipment will exceed the minimum requirements of ASHRAE 90.1. The mechanical system tempers the interior environment of the vast majority of the space between the temperatures of 50 and 80 degrees, dramatically reducing building energy consumption.
14. Products that have varieties that are available with high post consumer recycled content such as steel studs, structural steel, acoustical tile ceilings, sheet and tile flooring will be utilized wherever practicable.
15. Products with low VOC content will be utilized wherever practicable.



We feel the above items will effectively mitigate any negative impact this project may have on local natural resources and energy.

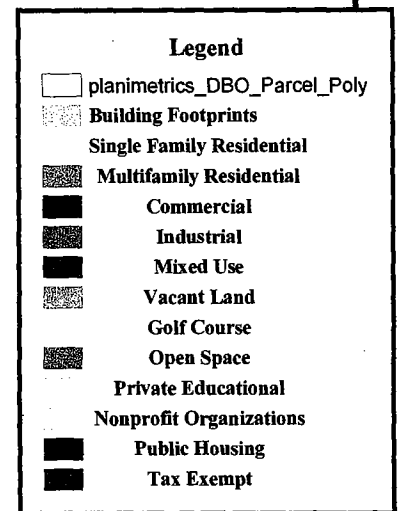
Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Andrew Graves', with a long, horizontal flourish extending to the right.

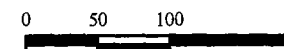
Andrew Graves LEED AP  
Principal

# Land Use Map

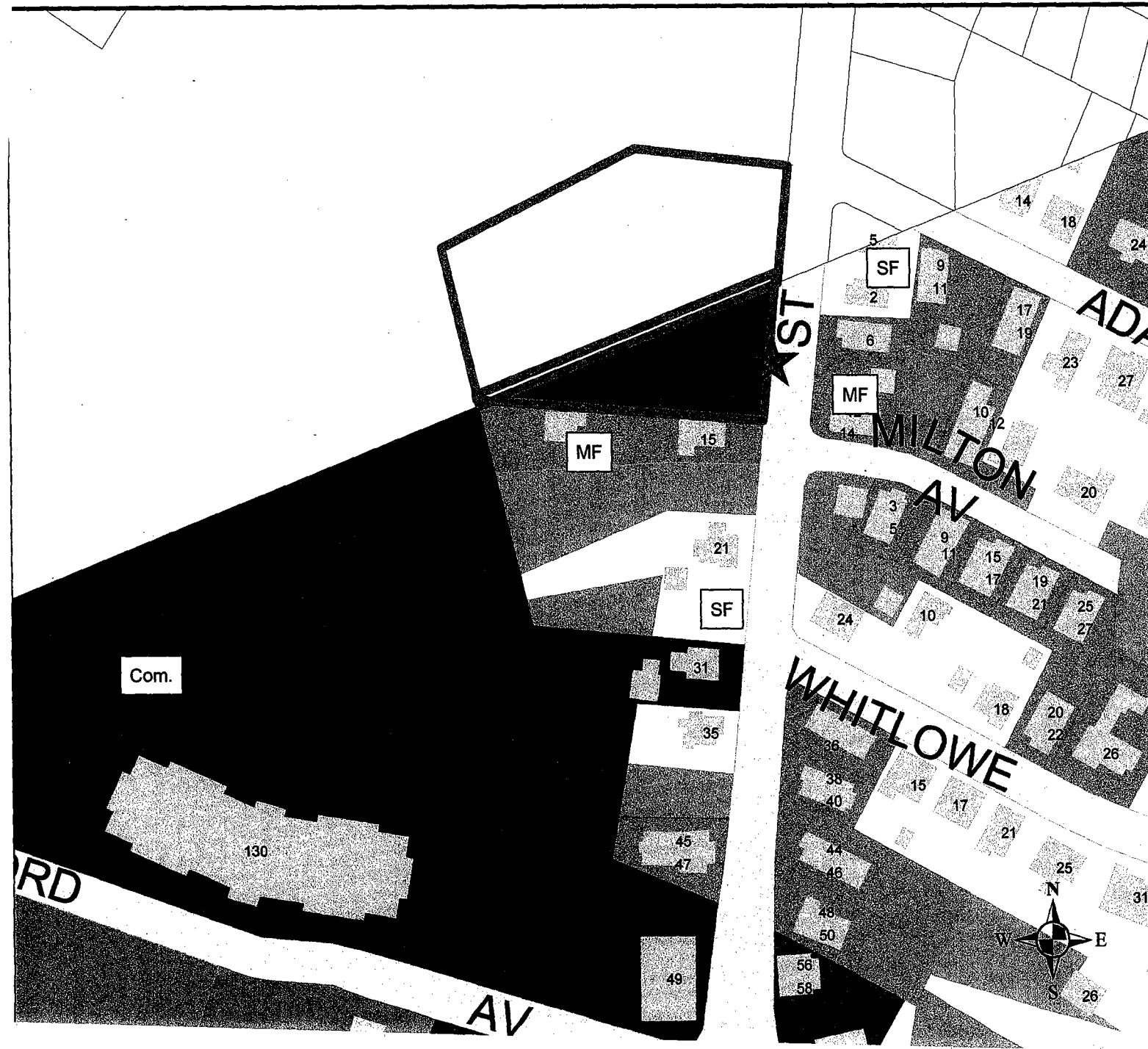
0 Lexington St Newton  
945 Moody St Waltham



The information on this map is from the Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of the information. Each user of this map is responsible for determining its suitability for his or her purpose. City departments will not approve applications based solely on this map.



ATTACHMENT E



# Zoning Map

0 Lexington St Newton  
945 Moody St Waltham

## Legend

- planimetrics\_DBO\_Parcel\_Poly
- Building Footprints
- Single Res. 1
- Single Res. 2
- Single Res. 3
- Business 1
- Business 2
- Multi-Res. 1
- Multi-Res. 2
- Multi-Res. 3
- Multi-Res. 4
- Mixed Use 1
- Mixed Use 2
- OS/Rec.
- Public Use



The information on this map is from the Geographic Information System (GIS). Newton cannot guarantee the accuracy of the information. Each user of this map is responsible for determining its suitability for his or her purpose. City departments will not approve applications based solely on this map.

0 50 100

MAP DATE: March 18, 2008

ATTACHMENT F

